



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



**Date:** December 21, 2015

**To:** Thomas J. Bonfield, City Manager

**Through:** Keith Chadwell, Deputy City Manager

**From:** Steven L. Medlin, AICP, Planning Director

**Subject:** Coordinated Annexation Item: Ravenstone (Anderson Marlowe)

**Executive Summary.** Requests for a utility extension agreement (EA), voluntary annexation, and initial zoning have been received from Marlowe Builders for two contiguous parcels located along Wake Forest Highway (U.S. Highway-98). The parcels are located at 5200 and 5204 Wake Forest Highway and the total area proposed for annexation is 4.74 acres. The site is presently zoned CC(D) and is located in the Falls/Jordan-B (F/J-B) watershed overlay protection district.

This contiguous annexation (Case BDG1500012) represents an extension of the existing City limit. The subject site is presently vacant. If this request is approved, the applicant intends to construct three retail buildings at the subject site.

The subject site is adjacent to the 'Ravenstone Commons Shopping Center' at the intersection of Sherron Road and Wake Forest Highway and is associated with the 'Ravenstone' development, with large residential subdivisions located south of the subject site.

The site was rezoned to Commercial Center with a Development Plan (CC-(D), Case Z0600015, (Attachment 9) by City Council and the Durham County Board of Commissioners in 2006 and 2007, respectively. City Council's approval was required as a portion of the property located at 5200 Wake Forest Highway is currently in the City limits.

The applicant has requested an exact translation of this zoning designation, which is not consistent with the City Council policy of designating the least intense zoning district based on the Development Tier and the size of the lot. A memo summarizing this zoning request is attached (Attachment 8). The Administration recommends City Council adopt the previously approved zoning as the initial zoning for the following reasons:

- The proposed CC(D) district is consistent with the Future Land Use Map as part of the *Comprehensive Plan*, which designates the subject site as commercial; and
- The CC(D) zoning and site development standards are reasonable based on the context of the site and the surrounding zoning districts; and
- The zoning was approved prior to the adoption of the City Council resolution in October, 2012 regarding coordinated zoning, annexation, and utility extension agreements.

One motion, with three components, is required by law to approve the utility extension agreement, voluntary annexation petition, and zoning map change.

**Recommendation.** Staff recommends that Council approve the utility extension agreement, voluntary annexation, and initial zoning.

**Issues and Analysis.** This request involves three separate items: a utility extension agreement, voluntary annexation petition, and an initial zoning.

#### Voluntary Annexation Petition

The Administration is requesting that the Council conduct a public hearing and consider annexation of the subject property with an effective date of December 31, 2015. The public hearing for Case BDG1500012 will be held in compliance with N.C. General Statute 160A-31.

#### Initial Zoning

State Statutes (General Statute 160A-360) require that a municipality annexing land place its zoning designation on the property within 60 days of the effective date of the annexation. Staff recommends an initial zoning designation of Commercial Center with a Development Plan, Falls/Jordan Lake-B (CC(D), F/J-B).

**Utility Impacts.** Public Works and Water Management performed the utility impact analysis for the utility extension agreement and have determined that the existing City of Durham water and sanitary sewer mains have capacity to serve the vacant lots. Water service shall be provided by connecting service lines from the property to the existing public water main in Wake Forest Highway (NC-98). Sewer service shall be provided by extending approximately 356 linear feet of 8-inch sewer main from an existing sewer manhole south and west of the property. No offsite improvements will be required, other than extension of sewer and water services to the property. There shall be no City participation in the cost.

**Financial Impact.**

The estimated annual General Fund revenues generated from this annexation area under the initial zoning map change at build out in FY2017-18 is \$16,318. The estimated annual General Fund expenditures associated with providing City services at build out is \$2,136. The estimated annual General Fund net gain to the City at build out is \$14,182. The cumulative estimated net gain to the City at build out is \$65,486. Impact Fee revenues are not included in the General Fund revenue estimates but are included in the cumulative net gain.

A cost-benefit analysis is attached that provides cost and revenue projections through FY2024-25, including CIP expenses.

The chart below contains additional details regarding projected departmental revenue and expense projections.

<b>Department/Type</b>	<b>Revenues</b>	<b>Expenses</b>
Emergency Communications	No revenues anticipated	No additional expenses are anticipated
Fire	The department anticipates collecting \$75 a year for inspections and that no more than 10 businesses will be on this site after development.	No additional expenses are anticipated. Property is 1 mile from the current Fire Station Eight.
Fleet Management	No revenues anticipated	No additional expenses are anticipated
Inspections	There are no proposed or anticipated developer credits. Street impact fees are estimated at \$46,454 for 27,800 square feet of general retail space.	No additional expenses are anticipated
Parks & Recreation	No revenues anticipated	No additional expenses are projected
Planning	Department anticipates \$3,925 one-time revenues associated with the development review process.	No additional expenses are anticipated
Police	No additional revenues are anticipated	Annual costs for the additional coverage area are anticipated at \$2,136 at build out for a portion of an FTE.
Public Works	No additional revenues are anticipated for the general fund. Stormwater fees more than cover the anticipated costs.	No additional expenses are anticipated for the general fund. The costs associated with the Stormwater Division are approximately \$750 annually and recovered through stormwater fees.
Solid Waste	No additional revenues are anticipated	No additional expenses are anticipated
Transportation	No additional revenues are anticipated	No additional expenses are anticipated
Water Management	No general fund revenues anticipated	No general fund expenses are anticipated.

**Alternatives.** The Council could elect to deny the voluntary annexation petition and EA. No action would be required or authorized on the initial zoning

**SDBE Summary.** This item has no known SDBE impact.

**Attachments**

- Attachment 1: Context Map
- Attachment 2: Future Land Use Map
- Attachment 3: Aerial Map
- Attachment 4: Utility Map
- Attachment 5: Cost/Benefit Analysis
- Attachment 6: Utility Life Cycle Costs
- Attachment 7: Clerk Certification
- Attachment 8: Zoning Memo
- Attachment 9: Z0600015 Development Plan reduction
- Attachment 10: Utility Extension Agreement
- Attachment 11: Planning Commission Resolution
- Attachment 12: BDG1500012 Annexation Ordinance
- Attachment 13: Initial Zoning Ordinance
- Attachment 14: Consistency Statement